

## WHAT IS A PD?

A Planned Development (PD) is a zoning district created for a specific project. PDs typically allow a mix of uses with development standards negotiated between the property owner/developer and Orange County.

## HOW DO PDS WORK?

When a PD is approved, it includes a set of allowed uses—such as the number of residential units, commercial square footage, hotel rooms, or industrial space—along with design and phasing requirements. These rules are part of the PD's Vested Rights, meaning they remain in place for the property.

## WHAT'S AN EXAMPLE OF A PD IN ORANGE COUNTY?

Examples of PDs in Orange County include O-Town West, Avalon Park, Meadow Woods, Hunter's Creek, Eagle Creek, and Universal Boulevard PD (Epic Universe).

## WHAT CHANGES ARE ON THE WAY?

Upon adoption of Vision2050 and Orange Code, new PDs are no longer allowed. Previously approved PDs remain vested and can continue development under their existing land use plans.

## CONTACT US:

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# THE SCOOP ON PLANNED DEVELOPMENTS (PD)



# WHAT THIS MEANS FOR EXISTING PDS

## Already approved PDs are vested

**forever** – Development can continue under the approved PD conditions and is exempt from Orange Code.

## PD changes are allowed, with limits:

Increasing entitlements (e.g., adding more units or commercial space) is only allowed within one year of Orange Code adoption.

Other changes (substantial and non-substantial) are allowed indefinitely but cannot increase entitlements after the one-year period.

## PD changes that require a Future Land Use Map amendment are NOT allowed.

Per Orange Code Section 40-16, a PD may be changed to alter the mix of uses, densities, and intensities based on a trip neutral conversion. Any increase in the transportation impact would require opting into Orange Code.

## Opting into Orange Code

PD property owners may choose to develop under Orange Code instead of their PD regulations.

## This requires two applications:

**Rezoning application** to change from PD to a new Orange Code zoning district.

**PD Land Use Plan amendment** to remove the property from the PD.

**\*Some PD conditions may carry over** to the new zoning based on staff review.

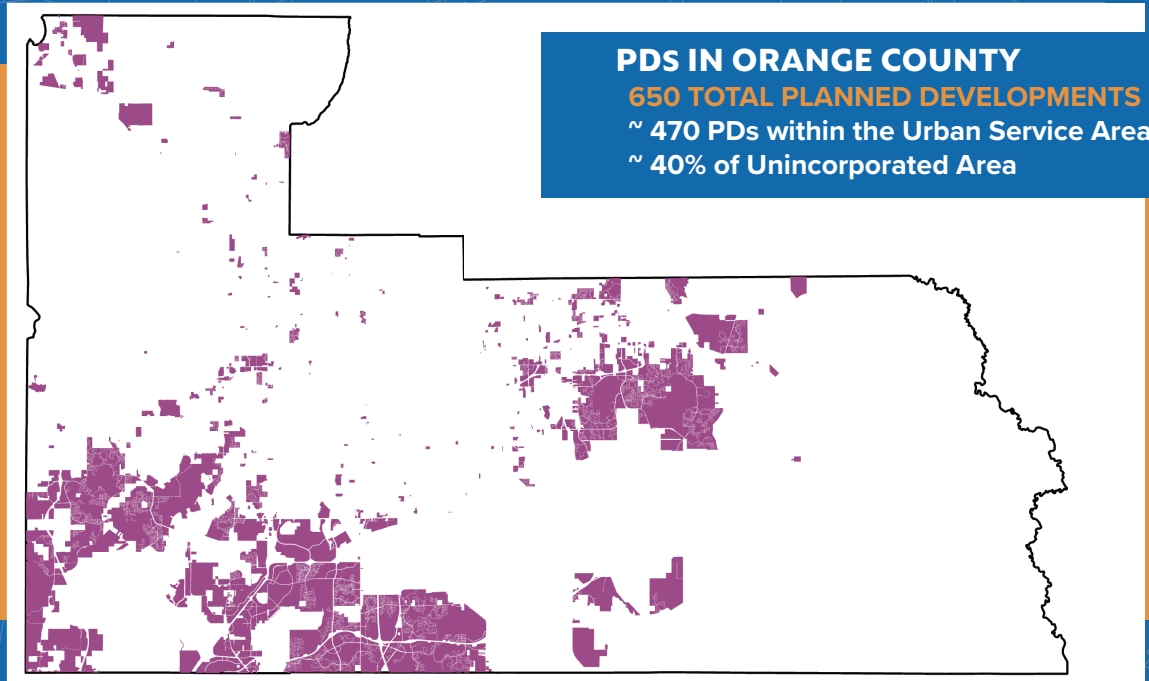
**Key consideration:** If only part of a PD opts into Orange Code, it must not create a negative impact or cause a Comprehensive Plan inconsistency for the remaining PD properties.

## PDS IN ORANGE COUNTY

**650 TOTAL PLANNED DEVELOPMENTS**

~ 470 PDs within the Urban Service Area

~ 40% of Unincorporated Area



# CURRENT PD PROCESS

